

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT

\*\*\*THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION\*\*\*

Return Recorded Document to:  
Fulton County Land Division  
141 Pryor Street, S.W. – Suite 8021  
Atlanta, Georgia 30303

Project Name : Chiswick Park  
Tax Parcel Identification No.: See page 2  
Land Disturbance Permit No.: 21-057WR; D180026  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 18<sup>th</sup> day of January, 2023, between JEN Georgia 18 LLC, a corporation duly organized under the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 802, 2nd Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Chiswick Park

*Project Name*

**[ See Exhibit "A" attached hereto and made a part hereof ]**

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

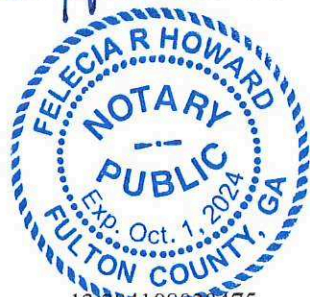
IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 19<sup>th</sup> day of January, 2023 in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public

[NOTARIAL SEAL]



PARCEL NUMBERS  
12 284108020061      12 284108020475  
12 284108020749      12 284108020442  
12 284108020764      12 284108020780  
12 284108020525      12 284008030376

GRANTOR: JEN Georgia 18 LLC  
CORPORATE NAME

By: [Signature]

Print Name: Steven Cheek

Title: Vice President

By: \_\_\_\_\_

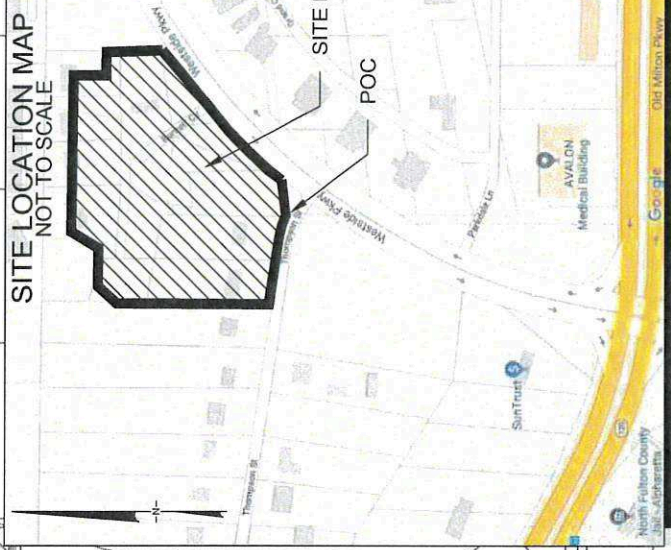
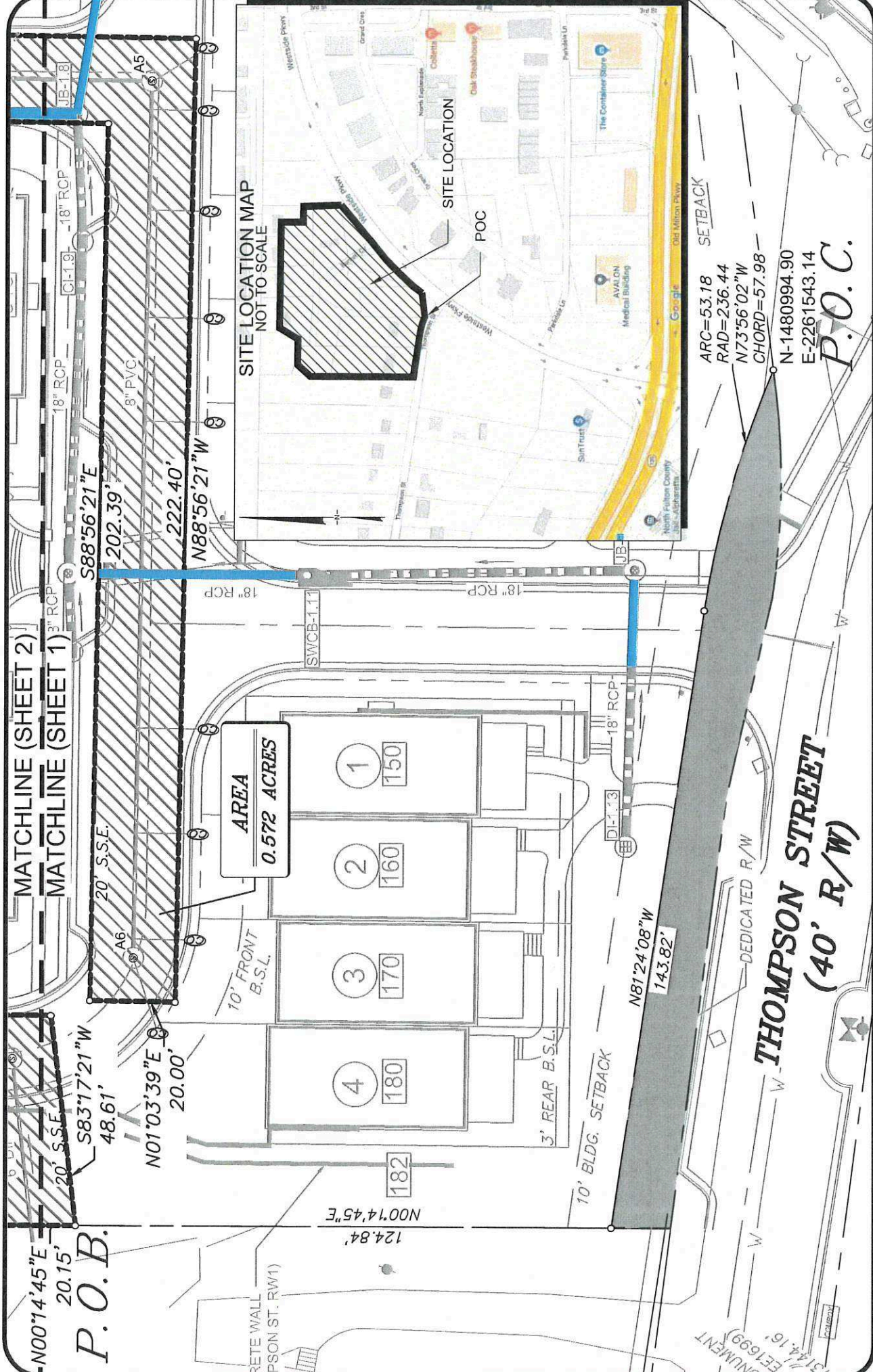
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]

12 284108020830      12 284108020467  
12 284108020491      12 284108020772  
12 284108020624      12 284108020616





ARC=53.18 SETBACK  
 RAD=236.44  
 N73°56'02"W  
 CHORD=57.98  
 N-1480994.90  
 E-2261543.14  
**P.O.C.**

MATCHLINE (SHEET 2)  
 MATCHLINE (SHEET 1)

AREA  
 0.572 ACRES

- 1 150
- 2 160
- 3 170
- 4 180

**THOMPSON STREET**  
 (40' R/W)

**PEC+**

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
 ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
 (770)451-2741 WWW.PEC.PLUS  
 C.O.A.-LSF000004

SHEET 1 OF 4

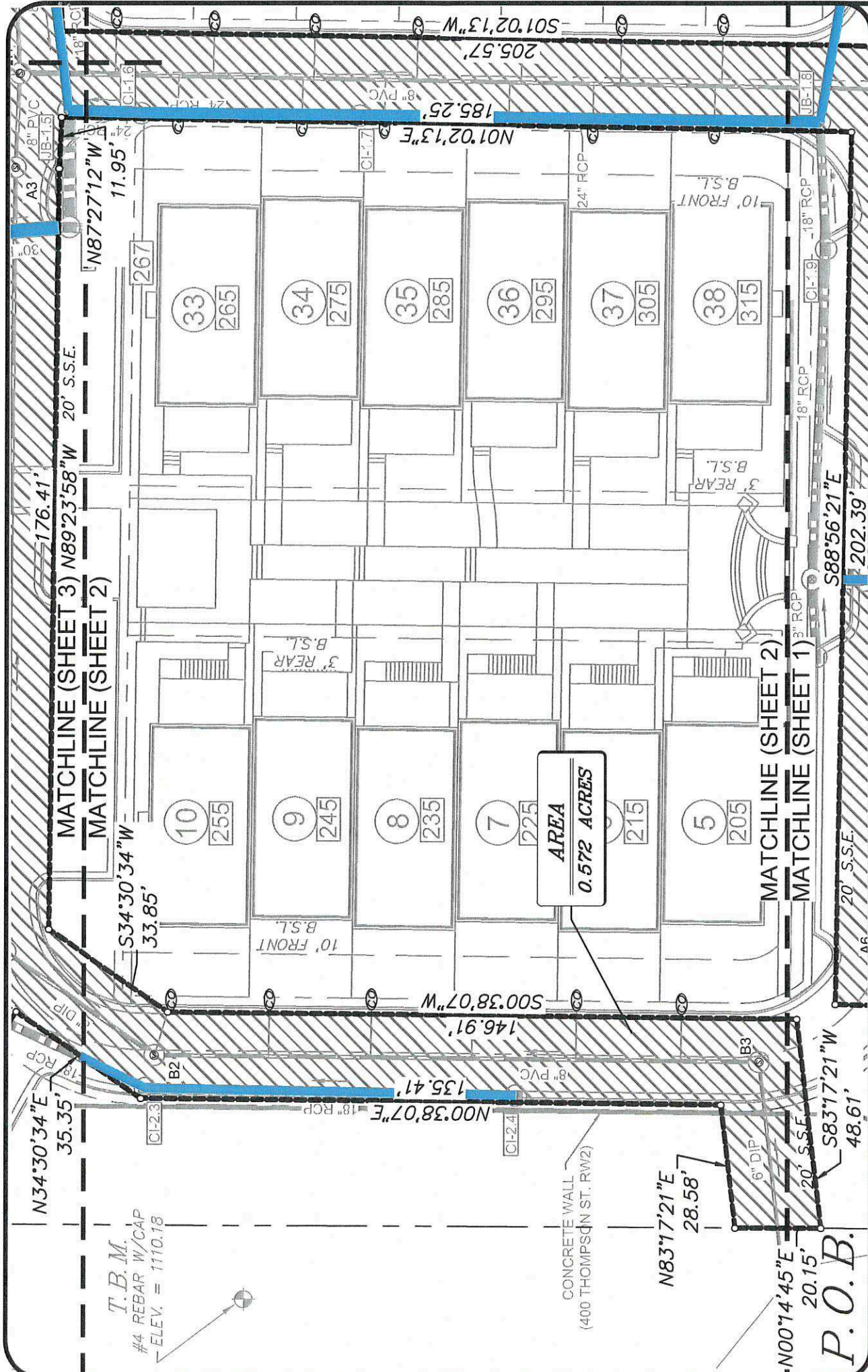
**FOR:**  
**CHISWICK PARK**

LDP NUMBER: 21-057WR **SEWER EASEMENT EXHIBIT**

COUNTY FULTON  
 STATE OF GEORGIA  
 LAND LOT(S) 802  
 DISTRICT 1st SECTION 2nd

DRAWN BY: FA  
 CHECKED BY: FA  
 FILE NO.: 16182.00  
 DATE: 01/10/23  
 SCALE: 1"=30'





**AREA**  
0.572 ACRES

SHEET 2 OF 4

**FOR:**  
**CHISWICK PARK**

DRAWN BY: FA  
CHECKED BY: FA  
FILE NO: 16182.00  
DATE: 01/10/23  
SCALE: 1"=30'

COUNTY FULTON  
STATE OF GEORGIA  
CITY OF ALPHARETTA  
LAND LOT(S) 802  
DISTRICT 1st SECTION 2nd

LDP NUMBER: 21-057WR    **SEWER EASEMENT EXHIBIT**

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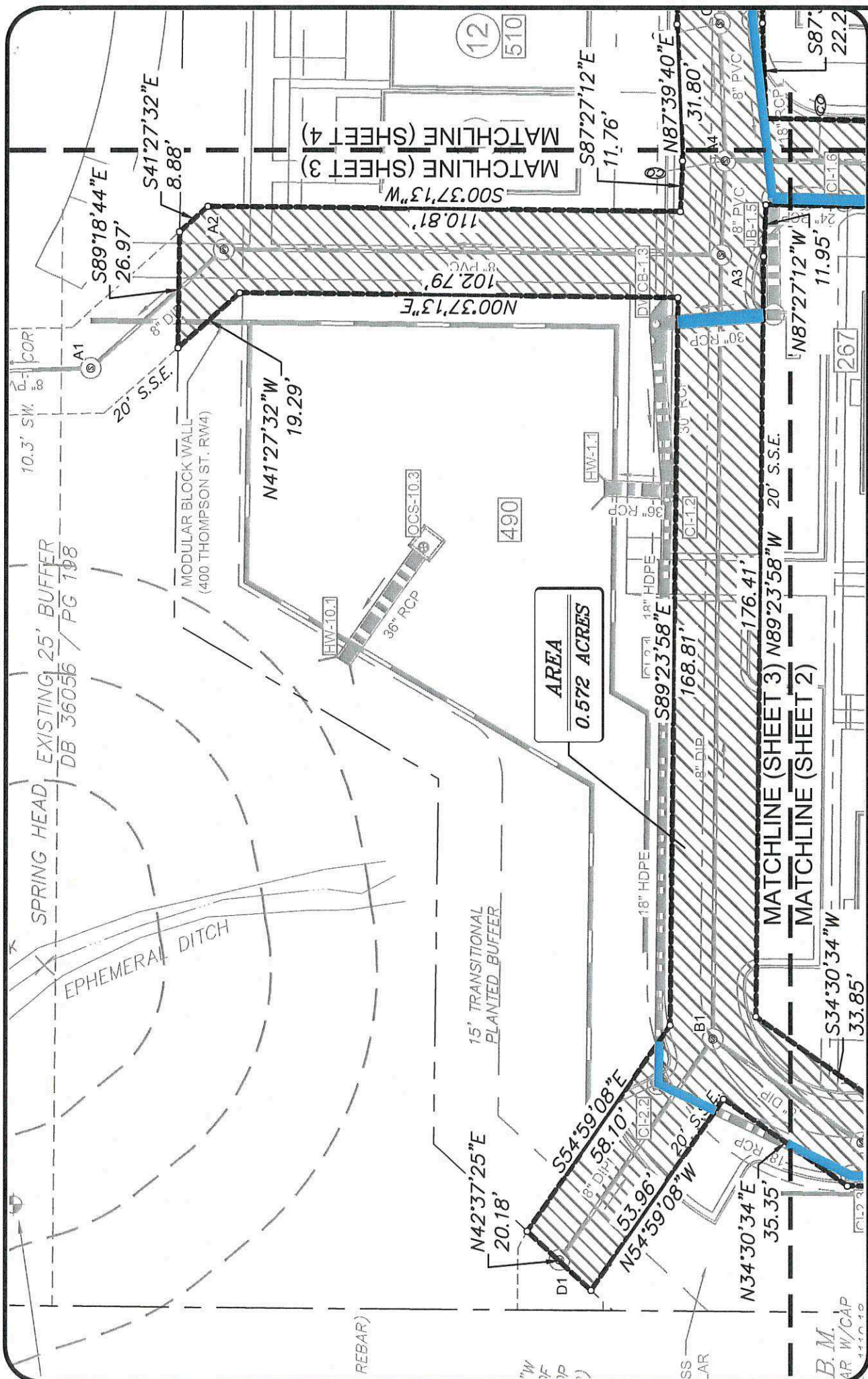


T.B.M.  
#4 REBAR W/CAP  
ELEV. = 1110.18

CONCRETE WALL  
(400 THOMPSON ST. RW2)

P.O.B.





**AREA**  
0.572 ACRES

LDP NUMBER: 21-057WR  
 COUNTY FULTON  
 STATE OF GEORGIA  
 CITY OF ALPHARETTA  
 LAND LOT(S) 802  
 DISTRICT 1st SECTION 2nd



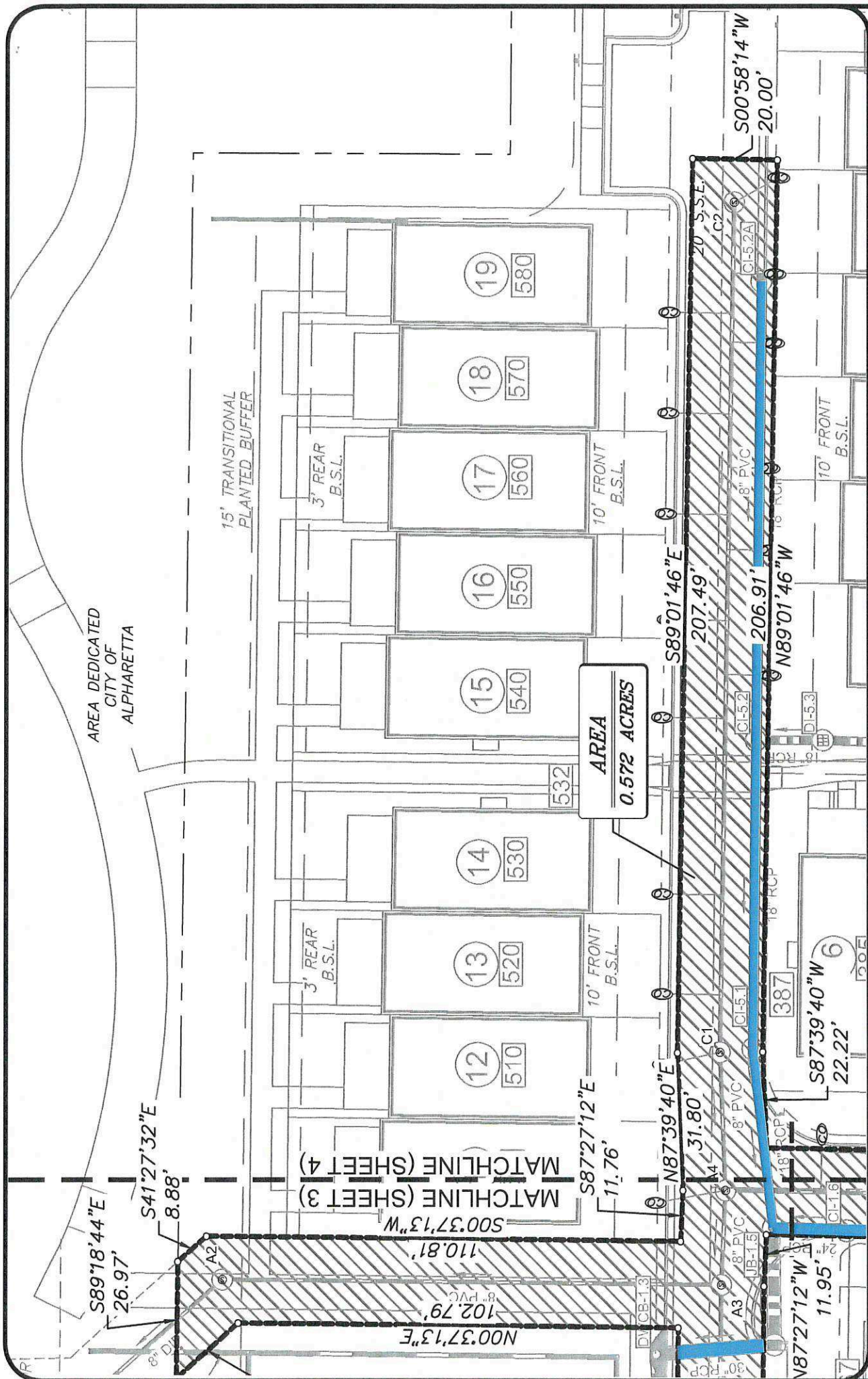
**SEWER EASEMENT EXHIBIT**  
**FOR:**  
**CHISWICK PARK**

SHEET 3 OF 4  
 DRAWN BY: FA  
 CHECKED BY: FA  
 FILE NO.: 16182.00  
 DATE: 01/10/23  
 SCALE: 1"=30'

**PEC+**  
 Planners & Engineers Collaborative+  
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
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LDP NUMBER: 21-057WR SEWER EASEMENT EXHIBIT  
 FOR:  
**CHISWICK PARK**

COUNTY FULTON  
 STATE OF GEORGIA  
 CITY OF ALPHARETTA  
 LAND LOT(S) 802  
 DISTRICT 1st SECTION 2nd

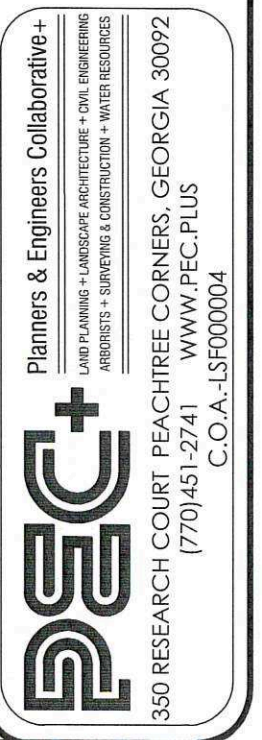
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SHEET 4 OF 4

DRAWN BY: FA  
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 SCALE: 1"=30'

0 15 30 60





LEGAL DESCRIPTION (SEWER EASEMENT EXHIBIT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 802 OF THE 1ST DISTRICT, 2ND/ SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT LOCATED AT THE WESTERLY MITER INTERSECTION OF THE WESTERLY RIGHT-OF-WAY (R/W) LINE OF WESTSIDE PARKWAY (122' R/W PUBLIC) AND THE NORTHERLY R/W OF THOMPSON STREET (40' R/W PUBLIC), HAVING COORDINATES OF NORTH: 1480994.90 AND EAST: 2261543.14, COORDINATES BASED ON NAD83 STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 58.13', WITH A RADIUS OF 236.44', WITH A CHORD BEARING OF NORTH 73 DEGREES 56 MINUTES 02 SECONDS WEST, WITH A CHORD LENGTH OF 57.98', TO A POINT; THENCE NORTH 81 DEGREES 24 MINUTES 08 SECONDS WEST A DISTANCE OF 143.82 FEET TO A POINT; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 124.84' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 20.15 FEET TO A POINT; THENCE NORTH 83 DEGREES 17 MINUTES 21 SECONDS EAST A DISTANCE OF 28.58 FEET TO A POINT; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST A DISTANCE OF 135.41 FEET TO A POINT; THENCE NORTH 34 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 35.35 FEET TO A POINT; THENCE NORTH 54 DEGREES 59 MINUTES 08 SECONDS WEST A DISTANCE OF 53.96 FEET TO A POINT; THENCE NORTH 42 DEGREES 37 MINUTES 25 SECONDS EAST A DISTANCE OF 20.18 FEET TO A POINT; THENCE SOUTH 54 DEGREES 59 MINUTES 08 SECONDS EAST A DISTANCE OF 58.10 FEET TO A POINT; THENCE SOUTH 89 DEGREES 23 MINUTES 58 SECONDS EAST A DISTANCE OF 168.81 FEET TO A POINT; THENCE NORTH 00 DEGREES 37 MINUTES 13 SECONDS EAST A DISTANCE OF 102.79 FEET TO A POINT; THENCE NORTH 41 DEGREES 27 MINUTES 32 SECONDS WEST A DISTANCE OF 19.29 FEET TO A POINT; THENCE SOUTH 89 DEGREES 18 MINUTES 44 SECONDS EAST A DISTANCE OF 26.97 FEET TO A POINT; THENCE SOUTH 41 DEGREES 27 MINUTES 32 SECONDS EAST A DISTANCE OF 8.88 FEET TO A POINT; THENCE SOUTH 00 DEGREES 37 MINUTES 13 SECONDS WEST A DISTANCE OF 110.81 FEET TO A POINT; THENCE SOUTH 87 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 11.76 FEET TO A POINT; THENCE NORTH 87 DEGREES 39 MINUTES 40 SECONDS EAST A DISTANCE OF 31.80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 01 MINUTES 46 SECONDS EAST A DISTANCE OF 207.49 FEET TO A POINT; THENCE SOUTH 00 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 206.91 FEET TO A POINT; THENCE SOUTH 87 DEGREES 39 MINUTES 40 SECONDS WEST A DISTANCE OF 22.22 FEET TO A POINT; THENCE SOUTH 01 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 205.57 FEET TO A POINT; THENCE NORTH 88 DEGREES 56 MINUTES 21 SECONDS WEST A DISTANCE OF 222.40 FEET TO A POINT; THENCE NORTH 01 DEGREES 03 MINUTES 39 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 56 MINUTES 21 SECONDS EAST A DISTANCE OF 202.39 FEET TO A POINT; THENCE NORTH 01 DEGREES 02 MINUTES 13 SECONDS EAST A DISTANCE OF 185.25 FEET TO A POINT; THENCE

NORTH 87 DEGREES 27 MINUTES 12 SECONDS WEST A DISTANCE OF 11.95 FEET TO A POINT; THENCE NORTH 89 DEGREES 23 MINUTES 58 SECONDS WEST A DISTANCE OF 176.41 FEET TO A POINT; THENCE SOUTH 34 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 33.85 FEET TO A POINT; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 146.91 FEET TO A POINT; THENCE SOUTH 83 DEGREES 17 MINUTES 21 SECONDS WEST A DISTANCE OF 48.61 FEET TO A POINT AND THE TRUE POINT OF BEGINNING,

SAID TRACT OR PARCEL CONTAINS 0.572 ACRES (24,933 SQUARE FEET).